

# ISSUED FOR: ZONING BYLAW AMENDMENT SETTLEMENT

655 - 663 QUEEN STREET WEST & 178 BATHURST STREET

5 Camden Street, Toronto, ON, Canada, M5V 1V2

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This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

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**Teeple Architects Inc.** 

CLIENT Timbertrin (Queen/Bathurst) LP 77 Bloor Street West, 16th Floor, Sulte 1601 TORONTO, ON, M58 1M2

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SEAL

13-04-2021 ZBA - SETTLEMENT DWGS 12-04-2019 ZONING BYLAW AMENDMENT

REV. NO: DATE: ISSUED FOR:

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SCALE

ARCH D FORMA1

PLOT DATE



|  | 15.0 m²  |   |   |  |  |   |
|--|--|---|---|--|--|---|
|  | 17.0 m <sup>2</sup><br>98.0 m <sup>2</sup>   | Density   | (Total GFA/Site   | e Area)  |  | 6   |
| 5) SS2 (x1770)   |  |   |   | PROPOS   | ED   |   |
| max.   |  |   | 34.2m   | Inclusive o  | f mechanical pentho  | NISP  |
| Front Setback  |  |   | 0m  | Front Set  |  |   |
| Sideyard Setback   |  |   | 0m  | Sideyard   | Setback  |   |
| Setback from   |  |   | 3.055   | Setback  | from centreline  |   |
|  | lie  |   |   | or public  | ane  |   |
| 152.0  | m <sup>2</sup>   |   |   |  | 1010   | m <sup>2</sup>  |
| 132.0  |  |   |   |  |  | m   |
|  |  | 1 BEDRO   | MOM   |  | 10   |   |
|  |  | 2 BEDRO   | ОМ  |  | 18   |   |
|  |  | 3 BEDRO   |   |  | 7  |   |
|  |  |   |   |  | 70   |   |
|  |  |   |   |  | 1.TY   | 1 TYPE G<br>PE B (SHARE   |
| AREA (m <sup>2</sup> )   |  |   |   | APE  |  | BINS  |
| AREA (m <sup>-</sup> )<br>25   | 3  |   |   | AKE  | - , (m )   |   |
| 6.8  |  |   |   |  |  |   |
|  | ,  |   |   |  |  |   |
| 41.8   | 4  | TOTAL V   | VASTE STORAC  | GERM 4   | 8.7  |   |
| 7.6  |  | TOTAL S   | TAGING  | 1  | 8.2  |   |
| RATERINUT  | PEO  |   | TYPE  |  |  | PROPOSED  |
|  |  |   | 1116  |  |  | NOT USED  |
| 0.80   | 8  |   |   |  |  |   |
| 0.90   | 16.2   |   |   |  |  |   |
| 1.10<br>0.15   | 7.7  |   |   | and the state of the  |  | 0   |
|  |  |   |   |  |  |   |
| 0.01   | 9  |   | COMMERCIAL V  | EHICULAR PAR   | RKING  | 0   |
|  | 78.4   | TOTAL   |   |  |  | 0   |
|  | FRASTRUCTU   | RE'   |   | PRO  | VIDED  | PROVIDED  |
| (.2/100m <sup>2</sup> GFA)   | 2  | RETAIL:   | LONG TERM   | - Alexandra Santalana  |  | AT GRADE<br>2   |
| 3 + (.3/100m <sup>2</sup> GF/<br>0.9   | A) 6<br>68   |   | CONCERNED AND ADDRESS OF ADDRESS OF   |  |  | 6<br>0  |
| 0.1  | 8  | SUB-TO  |   |  |  | 10<br>18  |
|  | 84   | TOTAL   |   |  |  | 90  |
|  |  |   |   | -01 01/  |  |   |
|  |  | d in Green F  | oof Bylaw (m  | 1 <sup>2</sup> )   |  | Propose<br>6624 m <sup>2</sup>  |
| Total Roof Area<br>Area of Re  | 1 /  | rivate Terrac   | es (m²)   |  |  | 770.7 m <sup>2</sup><br>214.2 m <sup>2</sup>  |
| Deafter O  |  |   | if in a Resider   | ntial Building   | (m²)   | 170.6 m <sup>2</sup>  |
|  |  | vith floor plate  | e less than 75  | 50 m <sup>2</sup>  |  | 0<br>385.9 m <sup>2</sup>   |
| Area of Re<br>Tower (s)F   | Roof Space   | (11)  |   |  | Required   | Propose   |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co   | Roof Space<br>verage   | 0   |   |  |  | 171.5   |
| Area of Re<br>Tower (s)F<br>Total Available F  | Roof Space<br><b>verage</b><br>ailable Roof  |   |   |  | 30.0   | 44.4  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava  | Roof Space<br><b>verage</b><br>ailable Roof  | f Space (%)   |   | DOF ST   |  |   |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava  | Roof Space<br><b>verage</b><br>ailable Roof  | f Space (%)<br>GR   |   |  |  | xs  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava  | Roof Space<br>verage<br>ailable Roof<br>ailable Roof   | f Space (%)<br>GR<br>AS PER 1   | ORONTO MUNICI   |  | ATISTIC<br>ER 492, GREEN RO  | S<br>IOFS   |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava   | Roof Space<br>verage<br>ailable Roof<br>ailable Roof   | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V   | ORONTO MUNICI   | PAL CODE CHAPT   | ATISTIC<br>ER 492, GREEN RO<br>13/4,   | xs  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>& BATHURST RE   | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL  | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V   | TORONTO MUNICI<br>17<br>RESIDEN   | PAL CODE CHAPT   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER   | /2021<br>RCIAL GFA  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL I<br>SIDENTIAL I<br>SQ.M<br>577  | f Space (%)<br>GR<br>AS PER T<br>UNIT MIX - V<br>.GFA<br>SQ.FT<br>6209  | TORONTO MUNICI<br>17<br>RESIDEN<br>SQ.M<br>78   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT<br>839   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499  | /2021<br>CIAL GFA<br>SQ.FT<br>5369  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>SPER BYLAW<br>SQ.FT   | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL I<br>SIDENTIAL I   | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>.GFA<br>SQ.FT  | TORONTO MUNICI<br>17<br>RESIDEN<br>SQ.M   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT  | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMEF<br>SQ.M   | /2021<br>RCIAL GFA  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage of Ava<br>Soverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage of Ava<br>Coverage of Ava<br>Source Coverage<br>Coverage of Ava<br>Source Coverage<br>Coverage of Ava<br>Source Coverage<br>Coverage of Ava<br>Source Coverage<br>Coverage of Ava<br>Source Coverage of Ava  | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL I<br>SIDENTIAL I<br>SQ.M<br>577<br>585<br>541<br>751   | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>.GFA<br>SQ.FT<br>6209<br>6295<br>5821<br>8081  | SQ.M           78           186           541           751   | TIAL GFA<br>SQ.FT<br>839<br>2001<br>5821<br>8081   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499  | /2021<br>CIAL GFA<br>SQ.FT<br>5369  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage of Ava<br>Soverage of Ava<br>Coverage of Ava<br>Soverage | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL I<br>SIDENTIAL I<br>SQ.M<br>577<br>585<br>541<br>751<br>637<br>648   | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>.GFA<br>SQ.FT<br>6209<br>6295<br>5821<br>8081<br>6854<br>6854<br>6972  | SQ.M           78           186           541           751           637           648   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT<br>839<br>2001<br>5821<br>8081<br>6854<br>6972   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499<br>399   | 2021<br>2021<br>2021<br>2021<br>2021<br>2021<br>2021<br>2021  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Soverage of Ava<br>Soverage of Ava<br>Coverage of Ava<br>Source Coverage<br>Source C | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL<br>SIDENTIAL<br>SQ.M<br>577<br>585<br>541<br>751<br>637  | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>GFA<br>SQ.FT<br>6209<br>6295<br>5821<br>8081<br>6854   | SQ.M           78           186           541           751           637   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT<br>839<br>2001<br>5821<br>8081<br>6854   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499<br>399   | /2021<br>CIAL GFA<br>SQ.FT<br>5369<br>4293<br>-<br>-<br>-   |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Source and the second<br>Source a  | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>SIDENTIAL I<br>SIDENTIAL I<br>SQ.M<br>577<br>585<br>541<br>751<br>637<br>648<br>648<br>648<br>608<br>536   | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>GFA<br>SQ.FT<br>6209<br>6295<br>5821<br>8081<br>6854<br>6972<br>6972<br>6972<br>6542<br>5767   | SQ.M           78           186           541           751           637           648           648           608           536   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT<br>839<br>2001<br>5821<br>8081<br>6854<br>6972<br>6972<br>6972<br>6542<br>5767   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499<br>399<br>-<br>-<br>-<br>-<br>-  | 2021<br>2021<br>2021<br>2021<br>2021<br>2021<br>2021<br>2021  |
| Area of Re<br>Tower (s)F<br>Total Available F<br>Green Roof Co<br>Coverage of Ava<br>Coverage of Ava<br>Coverage of Ava<br>Source and the second<br>Source a  | Roof Space<br>verage<br>ailable Roof<br>ailable Roof<br>ailable Roof<br>SIDENTIAL<br>SIDENTIAL<br>SQ.M<br>577<br>585<br>541<br>751<br>637<br>648<br>648<br>648<br>608  | f Space (%)<br>GR<br>AS PER 1<br>UNIT MIX - V<br>GFA<br>SQ.FT<br>6209<br>6295<br>5821<br>8081<br>6854<br>6854<br>6972<br>6972<br>6542   | SQ.M           78           186           541           751           637           648           648           608   | PAL CODE CHAPT<br>TIAL GFA<br>SQ.FT<br>839<br>2001<br>5821<br>8081<br>6854<br>6972<br>6972<br>6542   | ATISTIC<br>ER 492, GREEN RO<br>13/4,<br>COMMER<br>SQ.M<br>499<br>399<br>-<br>-<br>-<br>-<br>-  | /2021<br>/2021<br>CIAL GFA<br>SQ.FT<br>5369<br>4293<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-  |
|  | Sideyard Setback<br>Rearyard Setback<br>Setback from<br>centreline of public la<br>2m <sup>2</sup> / unit<br>152.0<br>152.0<br>152.0<br>6.8<br>10<br>4REA (m <sup>2</sup> )<br>25<br>6.8<br>10<br>41.8<br>7.6<br>RATE/UNIT<br>0.70<br>0.80<br>0.90<br>0.90<br>0.90<br>0.90<br>1.10<br>0.15<br>RATE/UNIT<br>NDARDS 'CYCLING IN<br>(.2/100m <sup>2</sup> GFA)<br>3 + (.3/100m <sup>2</sup> GFA)<br>3 + (.3/100m <sup>2</sup> GFA)<br>3 + (.3/100m <sup>2</sup> GFA)<br>0.1 | Sideyard Setback<br>Rearyard Setback<br>Setback from<br>centreline of public lane<br>2m <sup>2</sup> / unit<br>152.0 m <sup>2</sup><br>152.0 m <sup>2</sup><br>152.0 m <sup>2</sup><br>AREA (m <sup>2</sup> ) BINS<br>25 3<br>6.8 1<br>10<br>41.8 4<br>7.6<br>RATE/UNIT REQ.<br>0.70 18.9<br>0.80 8<br>0.90 7.2<br>0.90 16.2<br>1.10 7.7<br>0.15 11.4<br>RATE/100m2 GFA<br>0.01 9<br>78.4<br>RATE/UNIT NDARDS 'CYCLING INFRASTRUCTUR<br>(.2/100m <sup>2</sup> GFA) 6<br>0.9 68<br>0.1 8<br>0.1 8<br>10<br>41.8 4<br>RATE/UNIT STRUCTUR<br>(.2/100m <sup>2</sup> GFA) 6<br>0.9 68<br>0.1 8<br>84 | Sideyard Setback           Rearyard Setback           Setback from           centreline of public lane           2m² / unit           152.0           152.0           m²           0UTDOC           2m² / unit           152.0           m²           0UTDOC           2m² / unit           152.0           m²           0UTDOC           2BACHELO           1BEDRC           1BEDRC           2BEDRC           2BEDRC           2BEDRC           2BEDRC           3BEDRC           TOTAL           AREA (m²)           BINS           25           3           6.8           1           10           41.8           4           7.6           TOTAL S           RETAIL MIT           NDARDS 'CYCLING INFRASTRUCTURE'           (.2/100m² GFA)           0.1           84           TOTAL           SUB-TOT           .1.10           .1           0.1 <td>Sideyard Setback       0m         Rearyard Setback       0.695         Setback from       3.055         2m<sup>2</sup> / unit       152.0         152.0       m<sup>2</sup>         OUTDOOR AMENITY       BACHELOR/STUDIO         1 BEDROOM       1 BEDROOM         2 BEDROOM       2 BEDROOM         3 BEDROOM       3 BEDROOM         3 BEDROM       5 BEDROM         0.90</td> <td>Sideyard Setback       0m       Sideyard         Rearyard Setback       0.695       Rearyard         Setback from       0.695       Setback         centreline of public lane       0.055       Setback         2m<sup>2</sup> / unit       152.0       m<sup>2</sup>         152.0       m<sup>2</sup>       INDOOR AMENITY       1         152.0       m<sup>2</sup>       BACHELOR/STUDIO       1         1 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM       7       2       3         6.8       1       10       41.8       4         7.6       TYPE       TOTAL STAGING       1         0.70       18.9       RESIDENTIAL VEHICULAR PARKING       1         0.90       16.2       1       1       1         0.01       9       7.8       TYPE       PRO         1.10       7.7       0.15       1.4       RETAIL/COMMERCIAL VEHICULAR PARKING         0.15       11.4       RESIDENTIAL VEHICULAR PARKING       SHORT TERM         0.9       68       0.1       8       SHORT</td> <td>Sideyard Setback         Om         Sideyard Setback           Rearyard Setback         0.695         Rearyard Setback           0.695         Rearyard Setback         0.695           Setback from         0.695         Rearyard Setback           0.695         Rearyard Setback         0.695           Setback from         of public lane         of public lane           2m<sup>2</sup>/ unit         m<sup>2</sup>         152.0           152.0         m<sup>2</sup>         152.0           152.0         m<sup>2</sup>         177           Second from a set set set set set set set set set set</td> | Sideyard Setback       0m         Rearyard Setback       0.695         Setback from       3.055         2m <sup>2</sup> / unit       152.0         152.0       m <sup>2</sup> OUTDOOR AMENITY       BACHELOR/STUDIO         1 BEDROOM       1 BEDROOM         2 BEDROOM       2 BEDROOM         3 BEDROOM       3 BEDROOM         3 BEDROM       5 BEDROM         0.90 | Sideyard Setback       0m       Sideyard         Rearyard Setback       0.695       Rearyard         Setback from       0.695       Setback         centreline of public lane       0.055       Setback         2m <sup>2</sup> / unit       152.0       m <sup>2</sup> 152.0       m <sup>2</sup> INDOOR AMENITY       1         152.0       m <sup>2</sup> BACHELOR/STUDIO       1         1 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM POEN       2       2       BEDROOM         2 BEDROOM       7       2       3         6.8       1       10       41.8       4         7.6       TYPE       TOTAL STAGING       1         0.70       18.9       RESIDENTIAL VEHICULAR PARKING       1         0.90       16.2       1       1       1         0.01       9       7.8       TYPE       PRO         1.10       7.7       0.15       1.4       RETAIL/COMMERCIAL VEHICULAR PARKING         0.15       11.4       RESIDENTIAL VEHICULAR PARKING       SHORT TERM         0.9       68       0.1       8       SHORT | Sideyard Setback         Om         Sideyard Setback           Rearyard Setback         0.695         Rearyard Setback           0.695         Rearyard Setback         0.695           Setback from         0.695         Rearyard Setback           0.695         Rearyard Setback         0.695           Setback from         of public lane         of public lane           2m <sup>2</sup> / unit         m <sup>2</sup> 152.0           152.0         m <sup>2</sup> 152.0           152.0         m <sup>2</sup> 177           Second from a set |

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| property of<br>named on t<br>contractor I<br>dimensions<br>site as they<br>discrepanc<br>any affecte | ng, as an instru<br>Teeple Archite<br>his drawing an<br>s responsible fi<br>contained hen<br>pertain to thes<br>ies to the consi | cts Inc. and s<br>d solely for re<br>or the coordi<br>ain and all m<br>a document<br>ultant in writin | eference purpos<br>nation and verific<br>easurements an<br>s. The contracto                      | ly for the project<br>es only. The<br>cation of all |
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| CLIENT   |  |   |  |   |
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| 02<br>01<br>REV. NO:   | 13-04-2021<br>12-04-2019<br>DATE:  |   | TTLEMENT D<br>Bylaw Amen<br>Dr:  |   |
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| PROJ NO  |  | 100<br>Ale  | ARCH D   | 2019-11-26<br>PLOT DATE                             |
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|--|---|
| NOTES REQ'D 5.0m<br>DIUS CORNER<br>UNDING<br>IST. CURB CUT<br>ORM WATER TANK<br>CESS HATCH;<br>FER TO CIVIL<br>WER BOX<br>IE OF BUILDING<br>ERHEAD<br>ANCHOR WIRE  | CLIENT Timbertrin (Queen/Bathurst) LP 77 Bloor Street West, 16th Floor, Suite 1601 TORONTO, ON, M5S 1M2   |
| ND WELL<br>TAIL SHORT TERM<br>KES (6)<br>S. SHORT TERM<br>(ES (10)<br>IST. HYDRANT &<br>ILLARDS<br>OUND WATER SAMPLE<br>RT; REFER TO CIVIL<br>OPOSED GAS<br>TER LOCATION<br>W SCREENED<br>CLOSURE<br>BOLLARDS<br>NE<br>ST. CURB CUT<br>LANE ENTRANCE | INTERPLANCE PROJ NO. SCALE FORMAT PLOT DATE   |



|                          | 5 Camden St                       | treet, Toronto                  | o, ON, Canada, M5  | V 1V2                        |
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